

## D/DRC Case

1225 and 1229 Lincoln Street

West Gervais Historic Commercial District

TMS# 08916-01-08 and 08916-01-07

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**CONSENT AGENDA**  
**EVALUATION SHEET**  
**Case #3**

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**ADDRESS:** 1225-1229 Lincoln Street

**APPLICANT:** Isaac Sheer, Avid Pursuit, agent

**TAX MAP REFERENCE:** TMS# 08916-01-07, -08

**USE OF PROPERTY:** Commercial

**REVIEW DISTRICT:** W. Gervais Historic Commercial District

**NATURE OF REQUEST:** Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill

**FINDINGS/COMMENTS:**

Built in 1912-1213, 1225 and 1229 Lincoln Street are two-story brick commercial buildings, fairly typical of the historic buildings in the district. The 1225 Lincoln Street building features original storefront windows and doors, arched vertical windows on the upper floors, and an upper cornice with brick corbeling. One of the City's longest running businesses, Palmetto Candy and Tobacco, operated out of this building for decades. The building to the right, 1229 Lincoln, has a first floor façade different from its neighbor's, featuring three sets of double doors and a single door entry. Its second floor, however, carries on the fenestration pattern, the arched windows and the brick corbeling of 1225 Lincoln Street. This part of the building served as a bottle storage company and an automobile dealership in its earliest years and has housed other wholesale and distribution businesses since that time.

The work proposed for both buildings is fairly simple. Generally, the exterior of the building will be cleaned and repairs to mortar, windows, etc., will be undertaken as needed and the roof repaired or replaced. The buildings still feature original storefront windows and doors at ground level; these will be retained although some damaged glass panes will be replaced and repairs made as needed. An infilled brick doorway will be re-opened on 1225 Lincoln Street and electrical, mechanical, and plumbing systems will be updated. Otherwise, work is largely interior. The proposed plans are all in keeping with the guidelines for the district and with the requirements of the Bailey Bill.

**VI. Guidelines for Rehabilitation & Maintenance**

**A. Storefronts**

*a. Existing historic materials including cornices, cast iron columns, windows, doors, transoms, specialty glasses, bulkheads, and other decorative architectural details should be preserved to reinforce the traditional character of the district and add a richness of detail which is often irreplaceable at today's costs.*

Original materials are being rehabilitated; repairs are proposed for historic windows or doors, where needed. Some glass panes have been shattered and these will be replaced. If re-pointing is indicated in certain sections, a mortar analysis will be conducted to ensure that new mortar will match the composition of the original.

*b. Where the original store front remains (little or no remodeling has occurred), it should be preserved and repaired with as little alteration as possible, and recessed sections shall not be enclosed.*

The storefront's original openings and materials will be retained and repaired, if needed.

*c. Where only part of the original storefront remains (limited remodeling has occurred), the storefront should be repaired, maintaining historic materials where possible, including the replacement of extensively deteriorated or missing parts with new parts based upon surviving examples of transoms, bulkheads, pilasters, signs, etc.* The first floors of both buildings are still largely intact. One entry has been infilled over the years on 1225 Lincoln; this will be reopened.

*d. Where the original storefront is completely missing (extensive remodeling has occurred), the first priority is to reconstruct the storefront based upon historical, pictorial and physical documentation. Where no documentation exists, the design of the new storefront should be compatible with the size, scale, proportion, material and color of the existing structure and follow local historic examples from the era.*

Not applicable.

*e. Clean historic storefronts using the gentlest methods possible.*

The applicant plans to clean the façade using soft wash techniques and non-caustic cleaners. Staff will review materials and processes prior to the work being done.

*f. Any repairs must use like materials (i.e., replace wood with wood, metal with metal, brick with brick, stone with stone, etc.).*

Like materials will be used for repairs; as mentioned previously, a mortar analysis will be conducted if mortar repairs are needed.

*g. New material shall duplicate the original in size, shape, profile, thickness and texture as closely as possible.*

Any repairs to windows or doors shall duplicate the profiles, textures, and thickness of the original material.

*h. Replacement material should consider original characteristics such as board width, length, exposure, and trim detailing. Plastic, vinyl, or PVC products are not permitted.*

Replacement materials will duplicate historic materials.

### C. Doors

Guideline applies here:

- 1. Retain original doors, openings, surrounds, sidelights, trim, transoms and other details in their original location and with their original size, materials and details. Openings that have gained historic significance but that are not original shall also be retained.*

There are no plans to replace or removed original materials.

- 2. Retain the original rhythm and pattern of door openings.*

The original rhythm and pattern of door openings will not be changed.

- 3. Do not introduce new openings on the primary façade.*

No new openings are being introduced; an infilled original entry will be re-opened on the 1225 Lincoln Street building.

4. *Do not introduce new openings on highly visible elevations that would interrupt the original pattern of openings. If a new door is necessary (ex. for building codes) differentiate the opening so that it does not appear to be original to the building, but make it compatible with the materials and general design of the building.*

Not applicable.

5. *New entrances on secondary elevations should be placed away from the main elevation(s), should be differentiated from original openings in their design, and should maintain the rhythm of openings. For example, an existing window opening might be lengthened to convert to a door.*

Not applicable.

6. *Missing doors or doors deteriorated beyond repair should be replaced with doors that visually match the original, or that are of compatible design for the date of the building, and may be wood, metal or fiberglass.*

Staff will work with the applicant on the design of the new door for the entry which will be re-opened but it is likely that it will match that of the single door extant at 1229 Lincoln.

7. *Nonfunctional entrances that are architecturally significant should be preserved.*

Not applicable.

#### D. Windows

Guidelines 1-3 and 9 of the W. Gervais Historic Commercial District Guidelines apply here:

1. *Retain original window openings in their original location and with their original size. Openings and windows that have gained historic significance but that are not original shall also be retained.*

All original windows are being retained.

2. *Retain the original rhythm and pattern of window openings.*

No rhythm or patterns of original openings will be altered.

3. *When a building has original windows, jambs, and trim, those items must be repaired rather than replaced. When a majority of the wood or metal is viable, repair of deteriorated or damaged windows shall be preferred over replacement.*

The owner plans to repair rather than replace original windows.

9. *No plastic, vinyl or PVC windows are allowed.*

These materials will not be used.

Below are requirements of the Bailey Bill and staff comments regarding the first floor proposed opening.

#### **Sec. 17-698. Eligible rehabilitation.**

(a) Standards for rehabilitation work. To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the following standards:

- (1) *The historic character of a property shall be retained and preserved; the removal of historic materials or alterations of features and spaces that characterize each property shall be avoided.*

No existing original features will be removed and the relationship of solids to voids on the storefront will remain.

*(2) Each property shall be recognized as a physical record of its time, place and use; changes that create a false sense of historical development shall not be undertaken.*

Not applicable.

*(3) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Not applicable.

*(4) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*

No changes to existing features, finishes, etc., are planned for the building.

*(5) Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials; replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Staff will work with the applicant on the design of the new door for the entry which will be re-opened but it is likely that it will match that of the single door extant at 1229 Lincoln.

*(6) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used; the surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The applicant plans to clean the façade using soft wash techniques and non-caustic cleaners. Staff will review materials and processes prior to the work being done.

*(7) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property; the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the historic property and its environment.*

Not applicable.

*(8) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Not applicable.

**Staff recommendations:**

Staff finds that the proposed work for both 1225 and 1229 Lincoln Street meets the guidelines for the W. Gervais Historic Commercial District under Section VI and recommends approval for a Certificate of Design Approval for exterior changes with the following conditions:

- Staff to approve the design of the single door for the currently infilled entry;
- Staff to review cleaning solutions and protocols prior to use;
- All other details, including signage, be deferred to staff.

Staff finds the projects as described for 1225 and 1229 Lincoln Street meets the requirements for the Bailey Bill as per Sec. 17-698 and recommends for the preliminary certification conditional upon:

- Staff to approve the design of the single door for the currently infilled entry;
- Staff to review cleaning solutions and protocols prior to use;
- All other details, including signage, be deferred to staff;
- The 20% investment threshold being met.

**1225 Lincoln**

CITY OF COLUMBIA

REHABILITATED HISTORIC PROPERTY APPLICATION  
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK

Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for the federal Investment Tax Credits, you may use a copy of the description of the proposed work from the federal form for this section, but your submittal must still include the information in sections 1 through 4.

<p>Architectural feature: <b>Front Façade</b>                  Approximate date of feature: <b>1913</b>                  Describe feature and its condition:  <b>The original building façade is largely intact with evidence of minor masonry repairs at various times. Some of the original window glass panes were damaged by vandals in 2020 and have been replaced with modern single pane glass.</b>  <b>2<sup>nd</sup> floor windows have been replaced with modern windows.</b>                  Photograph No. <u>1, 2</u> Drawing No. <u>1</u></p>	<p>Describe work and impact on feature:  <b>Clean Façade using soft wash techniques and non-caustic cleaners.</b>  <b>Replace any rotten wood in the existing windows and doors and paint all wood surfaces.</b>  <b>Where masonry repairs are needed, mortar composition will be matched to existing materials.</b></p>
<p>Architectural feature: <b>General Interior Improvements</b>                  Approximate date of feature: <b>Various</b>                  Describe feature and its condition:                   Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature:  <b>New Sheetrock walls and ceilings will be installed throughout.</b>  <b>Mechanical, Electrical, and Plumbing systems will be brought up to current code.</b></p>
<p>Architectural feature: <b>General Exterior Improvements</b>                    Photograph No. <u>3, 4</u> Drawing No. _____</p>	<p>Describe work and impact on feature:  <b>Repair or replace roof as needed.</b>  <b>Repair Damage to Parapet Wall.</b>  <b>Repair or replace coping, gutters, and downspouts.</b>  <b>Replace any rotten wood and paint all wood surfaces.</b>  <b>Where masonry repairs are needed, mortar composition will be matched to existing materials.</b></p>

*\*Fair market value means the appraised value as certified to the DDRRC by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted, or the most recent appraised value published by the Richland County Tax Assessor.*

REHABILITATED HISTORIC PROPERTY APPLICATION  
Photographs and Drawings

Drawing 1 – Façade Repairs Sketch



1. Repair Damage to parapet and install coping cap.
2. Repair Damage to parapet and install coping cap.
3. Repair Damaged Masonry.



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REHABILITATED HISTORIC PROPERTY APPLICATION  
Photographs and Drawings – Continued

Photo 1 - Building Façade



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REHABILITATED HISTORIC PROPERTY APPLICATION  
Photographs and Drawings – Continued

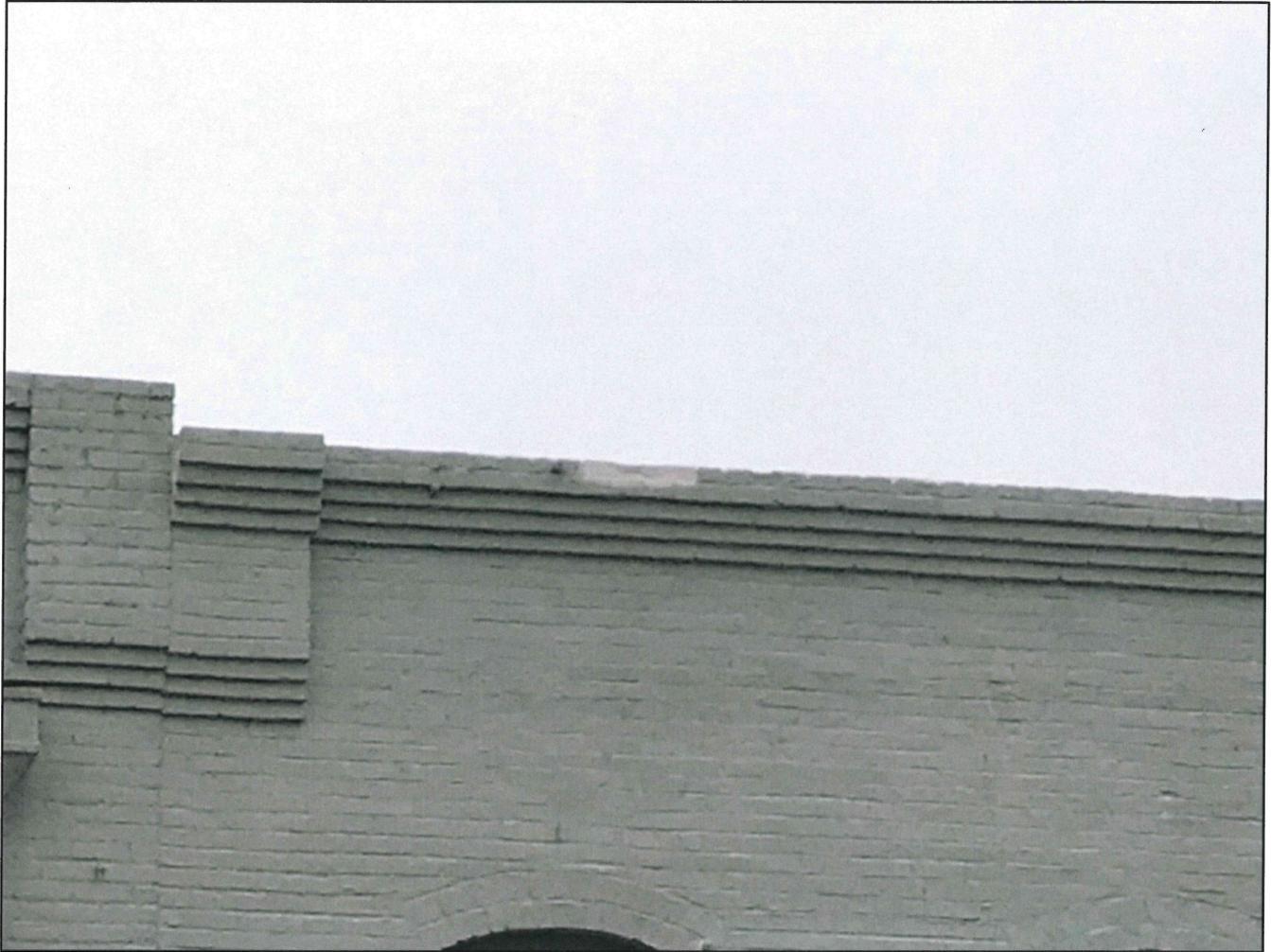
Photo 2 – Masonry Damage to Façade



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**REHABILITATED HISTORIC PROPERTY APPLICATION**  
**Photographs and Drawings – Continued**

Photo 3 – Masonry Damage to Parapet



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**REHABILITATED HISTORIC PROPERTY APPLICATION**  
**Photographs and Drawings – Continued**

Photo 4 – Masonry Damage to Parapet



**1229 Lincoln**

CITY OF COLUMBIA

REHABILITATED HISTORIC PROPERTY APPLICATION  
PART A - CONTINUED

**5. DESCRIPTION OF PROPOSED WORK**

Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for the federal Investment Tax Credits, you may use a copy of the description of the proposed work from the federal form for this section, but your submittal must still include the information in sections 1 through 4.

<p>Architectural feature: <b>Front Facade</b>                  Approximate date of feature: <b>1912</b>                  Describe feature and its condition:  <b>The original building façade is largely intact with evidence of minor masonry repairs at various times. Some of the original window glass panes were damaged by vandals in 2020 and have been replaced with modern single pane glass.</b>  <b>2<sup>nd</sup> floor windows have been replaced with modern windows.</b>  <b>An entry doorway at the left side of the building that originally provided access to the 2<sup>nd</sup> floor has been infilled with brick.</b>                  Photograph No. <u>_1, 2_____</u> Drawing No. <u>_1_____</u></p>	<p>Describe work and impact on feature:  <b>Clean Façade using soft wash techniques and non-caustic cleaners.</b>  <b>Replace any rotten wood in the existing windows and doors and paint all wood surfaces.</b>  <b>Remove brick infill from to restore original exterior entrance to the 2<sup>nd</sup> floor.</b>  <b>Where masonry repairs are needed, mortar composition will be matched to existing materials.</b></p>
<p>Architectural feature: <b>General Interior Improvements</b>                  Approximate date of feature: <b>Various</b>                  Describe feature and its condition:                            Photograph No. <u>_____</u> Drawing No. <u>_____</u></p>	<p>Describe work and impact on feature:  <b>Where original flooring remains, it will be refinished.</b>  <b>New Sheetrock walls and ceilings will be installed throughout.</b>  <b>Mechanical, Electrical, and Plumbing systems will be brought up to current code.</b>  <b>A new metal staircase will be installed for access to the basement storage area.</b></p>
<p>Architectural feature: <b>General Exterior Improvements</b>                            Photograph No. <u>_3_____</u> Drawing No. <u>_1_____</u></p>	<p>Describe work and impact on feature:  <b>Repair or replace roof as needed.</b>  <b>Repair Damage to Parapet Wall.</b>  <b>Repair or replace coping, gutters, and downspouts.</b>  <b>Replace any rotten wood and paint all wood surfaces.</b>  <b>Where masonry repairs are needed, mortar composition will be matched to existing materials.</b></p>

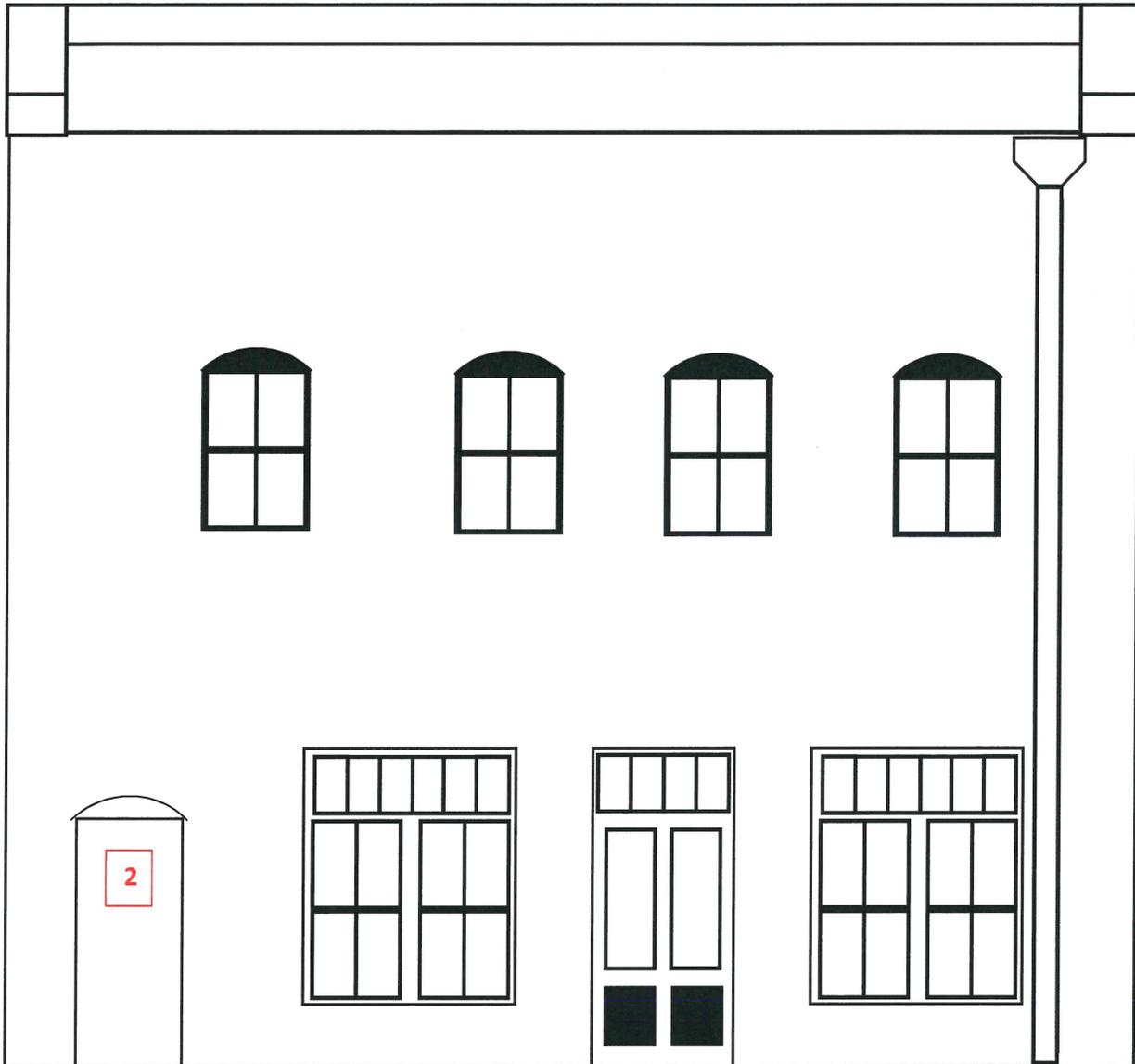
*\*Fair market value means the appraised value as certified to the DDRC by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted, or the most recent appraised value published by the Richland County Tax Assessor.*

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REHABILITATED HISTORIC PROPERTY APPLICATION  
Photographs and Drawings

Drawing 1 – Façade Repairs Sketch

1



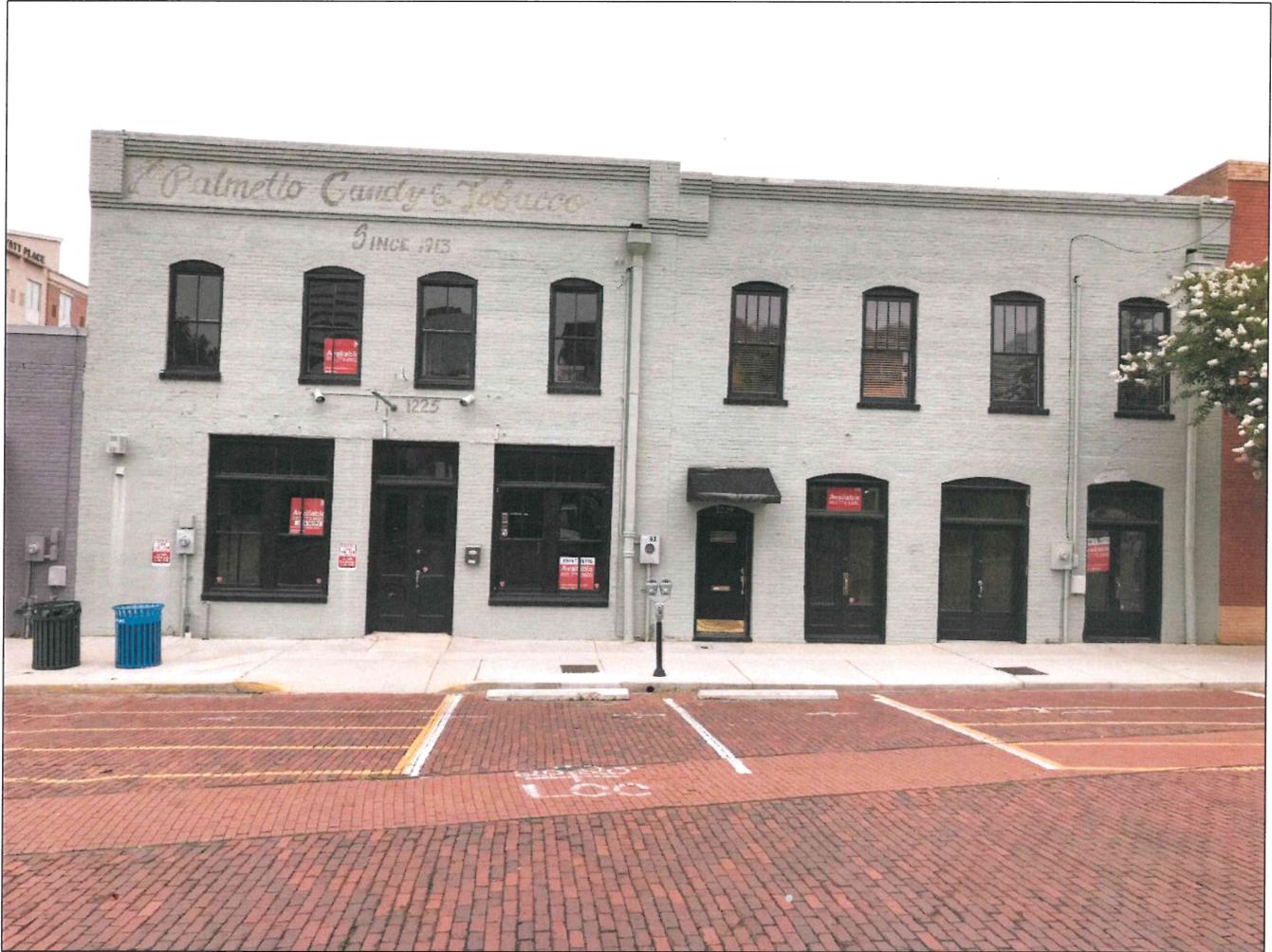
1. Remove Brick infill to restore exterior entrance to 2<sup>nd</sup> floor.
2. Remove vegetation from parapet wall and install coping cap.



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REHABILITATED HISTORIC PROPERTY APPLICATION  
Photographs and Drawings – Continued

Photo 1 - Building Façade



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REHABILITATED HISTORIC PROPERTY APPLICATION  
Photographs and Drawings – Continued

Photo 2 - Brick Infill to 2<sup>nd</sup> Floor Entrance



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REHABILITATED HISTORIC PROPERTY APPLICATION  
Photographs and Drawings - Continued

Photo 3 - Vegetation on Parapet Wall



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REHABILITATED HISTORIC PROPERTY APPLICATION  
Photographs and Drawings – Continued

Image from *The State* July 2, 1912

